

## ORDINANCE C-18-03

### AN ORDINANCE FOR THE REZONING OF 25.08 ACRES LOCATED EAST OF HAUGHN ROAD AND SOUTH OF LONGRIDGE WAY FROM SF-1 TO PUD-R

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WHEREAS, a petition was filed with the Planning Commission of the City of Grove City praying for the recommendation of said Commission in regard to the rezoning of certain premises hereinafter described; and

WHEREAS, the Planning Commission approved the rezoning on February 25, 2003; and

WHEREAS, a copy of the ordinance, together with a map and plat and the report of the Planning Commission has been on file in the Clerk's office for thirty days for public inspection.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. The following described premises are rezoned from SF-1 to PUD-R, with Zoning Text attached hereto and made a part hereof:

Situated in the State of Ohio, County of Franklin, City of Grove City and being a part of Virginia Military Survey 1383 *and being part of an original 40 acre tract conveyed to Robert E. Eesley and John W. Carey as recorded in Official Records, 2412, page 147, Recorder's Office, Franklin County, Ohio*, and being more fully described in Exhibit "A" attached hereto and made a part hereof.

SECTION 2. The comprehensive zoning map is hereby amended to conform to the provisions of this ordinance.

SECTION 3. This Ordinance shall take effect at the earliest opportunity allowed by law.

Passed: 4-21-03  
Effective: 5-21-03

Attest:

I Certify that this ordinance  
is correct as to form.

  
\_\_\_\_\_  
Maria C. Klemack, President of Council

  
\_\_\_\_\_  
Cheryl L. Grossman, Mayor

  
\_\_\_\_\_  
Tami K. Kelly, CMC/AEE, Clerk of Council

\_\_\_\_\_  
Thomas Clark, Director of Law

C-18-03

## SURVIVORSHIP DEED

Instr: 200107190164308 07/19/2001  
Pages: 2 Fee: \$14.00 12:38PM  
Robert G. Montgomery T20010097602  
Franklin County Recorder MLJACK LET

ROBERT E. EESLEY and NORMA JEAN EESLEY husband and wife, for valuable consideration paid, grant to, ROBERT E. EESLEY and NORMA JEAN EESLEY, for their joint lives, remainder to the survivor of them, whose tax mailing address is, 4950 Haughn Road, Grove City, Ohio 43123, the following described property:

Being and undivided one half interest is the following:

Situated in the State of Ohio, County of Franklin and Township of Jackson, and bounded and described as follows:

Situated in Virginia Military Survey No. 1383, Township of Jackson, County of Franklin, State of Ohio. Being part of an original 40 acre tract as conveyed to Robert E. Eesley and John W. Carey as recorded in Deed Book 2412, page 147, Franklin County, Ohio records and more particularly described as follows:

Beginning at a Railroad Spike in the center of Haughn Road at the Northwest corner of a 0.574 acre tract as conveyed to Robert W. and Carolyn A. McQuay as recorded in Deed Book 3280, page 105. Said point of beginning is further referenced as being 1671.23 feet Northerly from and measured along the centerline of said Haughn Road from the intersecting centerlines of Orders and said Haughn Roads.

Thence from said true point of beginning, North 0 degs 01 mins 43 secs East a distance of 60.00 feet along the centerline of said Haughn Road, to a Railroad spike.

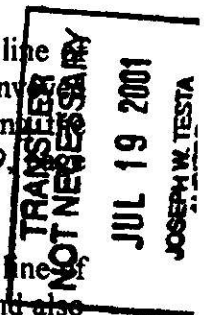
Thence North 89 degs 28 mins 00 secs East a distance of 250.00 feet along the North line of proposed 60 foot roadway to an iron pin, passing an iron pin at 30.00 feet. Said last course being the Southerly line of a 0.574 acre tract as conveyed to Paul R. and Judith A. Jacobs as recorded in Deed Book 2918, page 461.

Thence North 0 degs 01 mins 43 secs East, parallel to said Haugh Road, a distance of 200.00 feet to an iron pin at the Northeast corner of a 0.574 acre tract as conveyed to Bernice J. and Beulah F. Leonard as recorded in Deed Book 3331, page 163. Said last point being also on the South line of a 5.00 acre tract as conveyed to Grove City Evangelical United Brethren Church as recorded in Deed Book 2739, page 386.

Thence North 89 degs 28 mins 00 secs East a distance of 1111.70 feet along the North line of premises herein described, to an iron pin at the Northwest corner of a 10 acre tract as conveyed to Gay W. Pennington, Deed Book 2313, page 165. Said last course also being along the Southerly line of said Grove City Evangelical United Brethren Church, Deed Book 2739, page 386 and C. V. Land, Inc., Deed Book 3345, page 44.

Thence South 0 degs 27 mins 55 secs East a distance of 967.70 feet along the entire East line of land herein described, to an iron pin, being the Southeast corner of land herein described and also the Southwest corner of aforementioned 10 acre tract, Deed Book 2313, page 165. Said point being also on the North line of a 2.651 acre tract as conveyed to Fred L. Hunt, Deed Book 2006, page 246.

Thence South 89 degs 31 mins 31 secs West a distance of 1120.12 feet along the South line of land herein described, to an iron pin at the Southeast corner of a 1.147 acre tract as conveyed to Corwin L. and Julia W. Miller, Deed Book 2469, page 250.



Thence North 0 degs 01 mins 43 secs East parallel to Haughn Road, a distance of 706.62 feet to an iron pin at the Northeast corner of aforementioned 0.574 acre tract as conveyed to Robert W. and Carolyn A. McQuay, Deed Book 3280, page 105.

Thence South 89 degs 28 mins 00 secs West a distance of 250.00 feet, passing an iron pin as 220.00 feet along the North line of said 0.574 acre tract, (South line of aforementioned proposed 60 foot roadway), to place of beginning, containing 25.119 acres.

Subject however to all legal highways, easements and restrictions of record.

F.K. Harvey, Registered Engineer, Surveyor No. 2570

Tax district number and parcel number: 040-010195-00

Street address of property: 4932 Haughn Road, Jackson Township, Ohio 43123,

Prior instrument reference: Deed Book 3486, Page 807, Deed Book 2412 page 147, Franklin County, Ohio.

Grantors release all right of dower therein.

Signed this 17<sup>th</sup> day of July, 2001.

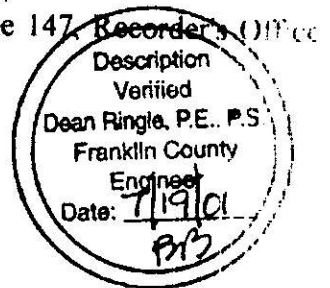
Signed and acknowledged in the presence of:

[Signature]  
Witness

[Signature]  
Witness

[Signature]  
ROBERT E. EESLEY

[Signature]  
NORMA JEAN EESLEY



STATE OF OHIO  
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2001 by, ROBERT E. EESLEY and NORMA JEAN EESLEY.



Complete pursuant to ORC §147.55

[Signature]  
Notary Public

This instrument prepared by Jack Lett, Attorney, 3031 Columbus St., P.O. Box 66, Grove City, Ohio 43123. (614) 875-2301.

Auditor's and Recorder's Stamps

After recording return to: Jack Lett, 3031 Columbus St., Suite C, PO Box 66, Grove City, Oh. 43123

C-18-03

JOSEPH W. TESTA

FRANKLIN COUNTY AUDITOR

MAP AREA : fee

DATE : OCT 1



C-18-03

**HAUGHN ROAD PROPERTY**  
(Project ID 200301020003)

**25.08 ± Acres, Haughn Road**  
**Grove City, Ohio**

**PLANNED UNIT DEVELOPMENT – RESIDENTIAL (PUD-R)**

Applicant:

Beazer Homes  
C/O Donald Plank, Esq.  
Shuler Plank & Brahm  
145 East Rich Street  
Columbus OH 43215

**ZONING TEXT**

Text Date:

February 10, 2003

## **INTRODUCTION**

This Haughn Road Property (Project ID 200301020003) Zoning Text establishes permitted uses for 25.08± acres of land bounded by Haughn Road to the west and being all of Tax District/Parcel No. 040-010195, in Grove City, Ohio and more particularly described in the legal description submitted as part of the zoning application ("the Property"). The entire 25.08± acre parcel is presently zoned SF-1

The parcel shall be developed in general conformance with the Preliminary Development Plan approved February 3, 2003 by City Council by Resolution CR-08-03. This residential development will consist of ninety-nine (99) high-end detached single-family condominium homes as approved with the Preliminary Development Plan approval process on the Property with a density not to exceed 3.95 units per acre.

## **HAUGHN ROAD PROPERTY (Project ID 200301020003)** (25.08± ACRES)

The development shall consist of ninety-nine (99) detached single-family condominium-housing units at a density not to exceed 3.95 dwelling units per acre. All streets will be private and all services such as trash pick-up, snow removal, exterior building maintenance, and lawn care are to be provided by a condominium association. Owners will be purchasing individual detached dwelling units. The condominium association must approve any changes to the exterior of any unit, including additions or alterations to any buildings and any significant changes to any common area. All buildings will have a unified, residential scale appearance. Basements will be offered as an option to buyers, and each unit shall have a two (2)-car garage. The open space and all landscape buffers, ponds and other features shall be owned by the condominium association as common property. Maintenance and repair of common areas, including landscaping, private roadways and entrance features, shall be the responsibility of a condominium association. Landscaping shall, at a minimum, comply with the City's landscape code.

## **PERMITTED USES** (PUD-R)

Condominium units shall be in the form of detached single-family dwellings not exceed 3.95 dwelling units per acre, as depicted on the Preliminary Development Plan. The open space and all landscape buffers, ponds, and other features shall be owned by a condominium association as common property. Maintenance and repair of all common areas including landscaping, features, roadways and irrigation systems shall be the responsibility of the condominium association.

## **PENALTY**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.00 of the Codified Ordinances.

Applicant, or itself, its successors and assigns, including successors owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.

\_\_\_\_\_  
Beazer Homes by Donald Plank, Esq,      Date

Approved:

\_\_\_\_\_  
Richard L. Stage      Date  
City Administrator

OWNERS:

\_\_\_\_\_  
Robert E. Eesley      Date

\_\_\_\_\_  
Norma J. Eesley      Date